

TOWNSHIP OF FLORENCE

ORDINANCE 2021-17

AN ORDINANCE AMENDING CHAPTER 116 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF FLORENCE ENTITLED "PROPERTY MAINTENANCE" TO REQUIRE INSPECTION PRIOR TO A CHANGE IN OCCUPANCY

WHEREAS, properties located within the Township of Florence ("Township") must obtain a Continued Certificate of Occupancy (CCO) certifying that the building and premises are in compliance with the Township Code in order to be occupied; and

WHEREAS, after careful review and analysis, the Mayor and Township Council have determined that to protect the public health, safety, and welfare of the Township and its residents, it is important to amend the Township Code to ensure that any inspection for a Continued Certificate of Occupancy occurs while the subject property is not currently occupied; and

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Florence in the County of Burlington, State of New Jersey that:

1. Chapter 116, Article I of the Township Code of the Township of Florence shall be amended and supplemented as follows:

§116-4 Continued certificate of occupancy

A. No owner, owner of rental properties, agent of owner, buyer, real estate agent or broker, firm, company, partnership, corporation or person or persons shall buy, sell, rent, transfer, grant, lease, let, mortgage with right of occupancy or otherwise dispose of the ownership or occupancy thereof, whether or not for a consideration and whether such disposal of ownership or occupancy is temporary or permanent, any residential dwelling unit, motel apartment, rental unit or premises on which a building is located and is used for human occupancy or commercial purposes unless a continued certificate of occupancy (CCO), certifying that the building and premises are in compliance with all ordinances of the Township of Florence, shall first be obtained from the Construction Code Official or the appropriate official as designated by the governing body of the Township of Florence and

shall only occur while the subject property is not currently occupied.

B(2). In the case of a rental of any residential unit or nonresidential building, structure, or rental unit and the premises or part of the premises on which they are situated in the Township of Florence, there shall be inspections and verification of compliance with the entirety of Chapter 116 to include those standards established in §116-4B(1) of the Township Code. Each time a residential unit, nonresidential building, structure, or rental unit is vacated, an inspection for a Continued Certificate of Occupancy must occur prior to the incoming tenant occupying the property.

2. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
3. Effective Date. This ordinance shall take effect upon its final passage, adoption, and publication on the earliest date permitted by law.
4. Severability. If any section, paragraph, clause or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

BRUCE GARGANIO
COUNCIL PRESIDENT

NANCY L. ERLSTON, RMC
TOWNSHIP CLERK

TOWNSHIP OF FLORENCE
NOTICE OF PENDING ORDINANCE
Ordinance No. 2021-17

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Take Notice that the Ordinance identified above which amends the Township Code to require that the property be vacant prior to the change in occupancy permit has been adopted on first reading by the Township Council of the Township of Florence, County of Burlington, State of New Jersey, held on July 21, 2021. It will be considered for final passage after public hearing to be held on August 4, 2021, at 7:00 P.M. in the Municipal Complex, Council Chambers, 711 Broad Street, Florence, New Jersey.

The Ordinance will take effect immediately upon adoption and publication as required by law.

Copies of the full ordinance are on file with the Township Clerk of the Township of Florence in the Municipal Complex. Copies may be obtained free of charge on request and a copy is posted on the municipal bulletin board in the Municipal Complex at 711 Broad Street, Florence, New Jersey.

Nancy L. Erlston, RMC
Township Clerk